

# Building intensification and Special Character

Gayleen Mackereth

## Combatting Climate Change

Clear example of large mature trees stabilizing and protecting land



**The stark reality is the flooding we experienced last month and arguably the storm itself, are of our own making.**

We've built a supercity covered in impervious surfaces, expanded the built environment across sensitive (and flood-prone) areas, felled our mature trees which sequester carbon and release oxygen, which stabilize hills and protect land, whose roots provide pathways for water to filter into the land, afford shade, and privacy, dampen down noise and cool our urban environment filled with black/grey roofs and concrete and) and result is massive greenhouse gas emissions destabilising the climate.





Erosion at Cockle Bay Beach as a result of runoff

Excellent example of the power of trees to retain soil.





The view looking over Howick Pony Club and Sommerville Farm in 1981

Steeply sloping land and four streams from different points of origin. ( I know the streams extremely well)

This land was bulldozed and made into a valley now covered in family and extend family houses  
As more land above is developed the houses in the Valley will all flood

4 Streams arrowed

**It is time to uncover streams an let them do their work**

<https://www.theguardian.com/environment/2022/jun/07/slow-water-urban-floods-drought-china-sponge-cities>



## New group housing

One level *Individual units*

Suitable housing for  
Elderly or disabled  
Or extended families

-On the flat

-Room for socialisation

-Permeable areas for  
gardens and self  
sufficiency

(Important in view of the  
devastation of crops we  
saw with the Cyclone)





## Social Housing Glen Innes

This is ideal densification

Permeable area, grass and trees

Large windows to provide light indoors

Space for children to play safely

Off road parking for residents and service vehicles

Room for socialization.



The norm- Multiple storeys, no impermeable area. Built right to the boundaries. No where for sustainable gardens or for socialisation or children to exercise.

***The design implies an entirely indoor lifestyle, insulated from the prevailing climate and with little opportunity for exercise"***





A token attempt to provide a permeable area in linked apartments located on steep slope in Howick.

Imagine the speed rain runoff will come down that hill!

Front units have completely impermeable area surrounding them.

Small windows facing away from sun so residents lack Vitamin D for bones-increasing child Rickets.

All newly built blocks lack gardens so there is no place for bees to forage and no place for birds or wildlife either. This will result in disastrous consequences for humanity



## Germany

How to do  
intensification  
with trees and  
permeability  
Plus room to play  
and socialise



[The role of trees in urban stormwater management - PMC - NCBI](https://www.ncbi.nlm.nih.gov/articles/PMC6134866)  
<https://www.ncbi.nlm.nih.gov/articles/PMC6134866>



**Howick Special Character Area**

Views from bottom of Stockade Hill across Howick Village

Arrowed Apartment blocks already spoil the intimacy of scale Stop further 6 storey building







Howick showing how the original plan kept historic buildings in line with the Spire of the Selwyn Church

It is imperative these heights are still observed and that large apartment blocks of 6 stories be prevented from being built behind the business district.

That would ruin the streetscape and views from Stockade Hill



The glorious views  
from Stockade Hill  
Howick



Viewshafts must not be blocked by 6 storey  
apartments opposite the hill  
The Council must retain the prescribed viewshafts  
as part of PC78



How fast do we need densification with all its problems ?

Why are we hell bent on building on every square inch of land and taking up good agricultural land?

The Unitary Plan provided for a million more residents in the next 30 years

The NBE Act Nd Associated legislation allows indiscriminate development and the Council must limit and control unfettered poor building.

The Council must limit development to areas where there is good infrastructure, and limit development in areas with less infrastructure outside the metropolitan area until an Auckland wide plan has been carefully constructed to give planned sustainable development with good amenities to provide the “Liveable City”